

## \$190,000 - N/A, Edmonton

MLS® #E4436055

**\$190,000**

2 Bedroom, 2.00 Bathroom, 1,859 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Exceptional 2-Bedroom 2 Bathroom Condo with Panoramic Downtown Views – Priced to Sell! Walking distance to parks, shopping, Rogers Arena, Grant MacEwan University, and major LRT/public transit lines. Inside, you’ll find slate flooring throughout, and a unique, open-concept layout open to dining area a massive living room. The chef’s kitchen features concrete countertops, high-end refrigerator, built-in wine rack, and a large island—perfect for entertaining. The sunken primary bedroom includes a walk-in closet with custom shelving a spacious 5-piece ensuite with stand alone shower and soaker tub. The second bedroom is a good size, ideal for guests or a home office. The second bathroom offers an oversized glass shower. Additional highlights; two titled parking stalls, in-suite storage, and a dedicated laundry room. Striking architectural details and an ultra-rare layout make this loft truly one of a kind. Some TLC is required and the price reflects this fantastic opportunity.

Built in 1973

### Essential Information

MLS® # E4436055

Price \$190,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,859
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E7

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Security Door
Parking Spaces	2
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	11
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Flat Site, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	SBS Roofing System

Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$1,382

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 2:47pm MDT